

## 3 Bedroom House for Sale in Xylofagou, Larnaca District

Detached, 3- Bedroom Corner House for Sale in Xylofagou Village, Larnaca. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 2.7 km from the sea and has very good accessibility due to its proximity to the motorway.



Double storey villa for sale the village of Xylofagou. The ground floor consists of an open plan kitchen, living, dining area and guest wc. The first floor consists of a main bathroom, 3 bedrooms, master bedroom is en suite (shower) and with veranda access. Externally, the house enjoys covered veranda, garden, and covered parking. Option for private pool also available. The ho...

Property Info		Plot / Area Info	0	Additional info	
Covered Area Air Conditioning	130 All rooms, Yes	Plot area Pool Parking	252 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	53203 House Brand New 2

Amenities	Location	
Guest WC	Location: Xylofagou	Region: <b>Larnaca</b>
• Guest WC	Coordinates: <b>34.983100981522</b> / <b>33.845552653219</b>	



Price: €295 000 + VAT

VAT for this property is €14,750 or €56,050. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	None	Common ovnences	Nana
		Price per SQM	€2 269.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kalogirou Real Estate**

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## **Price change history**

€295 000 on Oct 1, 2025

































